

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Salem Consortium

State: OR

PJ's Total HOME Allocation Received: \$13,502,897

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
				PJs in State:	6	
<u>Program Progress:</u>						
% of Funds Committed	93.90 %	94.14 %	4	92.82 %	56	56
% of Funds Disbursed	82.65 %	88.00 %	4	82.38 %	39	39
Leveraging Ratio for Rental Activities	4.01	5.08	1	4.55	100	100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	94.33 %	1	80.69 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	77.22 %	71.87 %	4	67.01 %	59	63
<u>Low-Income Benefit:</u>						
% of 0-50% AMI Renters to All Renters	92.06 %	89.05 %	2	79.23 %	68	75
% of 0-30% AMI Renters to All Renters***	59.79 %	53.28 %	2	44.47 %	71	77
<u>Lease-Up:</u>						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.75 %	1	93.93 %	100	100
<u>Overall Ranking:</u>			In State:	2 / 6	Nationally:	90 91
<u>HOME Cost Per Unit and Number of Completed Units:</u>						
Rental Unit	\$26,876	\$41,832		\$24,984	189 Units	12.20 %
Homebuyer Unit	\$12,036	\$13,303		\$14,192	205 Units	13.30 %
Homeowner-Rehab Unit	\$20,470	\$18,048		\$20,036	87 Units	5.60 %
TBRA Unit	\$1,267	\$1,454		\$3,164	1,062 Units	68.80 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Salem Consortium OR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$97,132	\$52,997	\$24,295
State:*	\$99,589	\$109,900	\$18,649
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	2.7 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	73.5	76.1	94.3	74.0
Black/African American:	1.1	0.5	0.0	4.1
Asian:	0.0	0.5	1.1	0.4
American Indian/Alaska Native:	1.1	1.0	0.0	1.9
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.1
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.5	0.0	0.2
Asian/Pacific Islander:	2.6	2.0	0.0	2.0

ETHNICITY:

Hispanic	21.7	19.5	4.6	17.3
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HOUSEHOLD SIZE:

1 Person:	45.5	19.0	39.1	29.1
2 Persons:	14.3	22.0	26.4	26.7
3 Persons:	14.8	21.5	14.9	20.2
4 Persons:	7.4	18.0	9.2	13.5
5 Persons:	11.1	11.7	8.0	6.0
6 Persons:	5.3	4.4	2.3	2.8
7 Persons:	1.6	2.9	0.0	1.4
8 or more Persons:	0.0	0.5	0.0	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	48.7	18.5	32.2	30.7
Elderly:	9.5	3.4	26.4	2.9
Related/Single Parent:	17.5	32.7	8.0	47.6
Related/Two Parent:	15.9	35.6	24.1	14.7
Other:	8.5	9.8	9.2	4.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.0	0.0 [#]
HOME TBRA:	4.2	
Other:	10.1	
No Assistance:	65.6	

of Section 504 Compliant Units / Completed Units Since 2001 51

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Salem Consortium State: OR Group Rank: 90
 (Percentile)
 State Rank: 2 / 6 PJs Overall Rank: 91
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	77.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.06	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.47	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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